

## Lot 12

# Clarence House, 80 Clarence Street, Bolton BL1 2DQ

**GUIDE PRICE: £350,000**



## LANDMARK BUILDING IN TOWN CENTRE WITH MIXED PLANNING USE

This former four-storey schoolhouse built circa 1847 offers a magnificent frontage and is a grade II listed building. We understand planning permission is due to be granted on 19th October under reference 82678/09 for the change of use on the ground floor to retail (class A1) restaurants (class A3) together with a residential scheme on the upper floors to provide 9 self-contained apartments. The residential aspect provides for one bedroom apartments with allocated parking facilities. The building has a high profile frontage that can be seen along the Topp Way. The property is situated within the heart of the town centre and is sold with vacant possession. With understand that VAT is applicable to this Lot.

### ACCOMMODATION

Approximate dimensions: ground floor approx 1903sq ft, first floor approx 1887 sq ft, second floor approx 1887 sq ft, third floor approx 710 sq ft. Total area: approx 6387 sq ft

### TENURE

Freehold

### LOCAL AUTHORITY

Bolton Council 01204 333333  
Adopted Rateable Value £25,500

### VENDORS SOLICITORS

Stanley Saffra, Trott & Gentry, 90 – 92 Islington High Street,  
London N1 8EG  
Email: [lawyer@trottgentry.co.uk](mailto:lawyer@trottgentry.co.uk) Tel: 020 7704 7500

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN